



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M



TO: Chairman and Members
Park Authority Board

VIA: Michael A. Kane, Director

A handwritten signature in black ink, appearing to read "MAKane".

FROM: Timothy K. White
Chief Operating Officer

DATE: July 20, 2006

Agenda

**Funding Policy and Bond Committee
Wednesday, July 26, 2006 – 6:00 p.m.
Board Room – Herrity Building
Chairman: George E. Lovelace**

1. Identification of the Green Team Members
2. Approval of 2006 Park Bond Allocation – Discussion*
3. Activities and Opportunities to Support the Bond – Discussion*
4. Public Information Meeting on the 2006 Park Bond – Discussion*

*Enclosures

cc: Timothy K. White
Leadership Team

This page was intentionally left blank.

Board Agenda Item
July 26, 2006

ACTION -

Approval – 2006 Park Authority Bond Program

ISSUE:

Approval of the categorical distribution of funds from the 2006 Park Authority Bond, program criteria for land acquisition and synthetic turf fields, trail program project list, and the associated program information for public distribution.

RECOMMENDATION:

The Park Authority Director recommends that the Park Authority Board approve the categorical distribution of funds in the amount of \$10,000,000 for land acquisition, \$10,000,000 for synthetic turf fields, and \$5,000,000 for trails; the program criteria for land acquisition and synthetic turf fields; the trail program project list; and the associated Bond program information for public distribution, as approved by the Funding Policy and Bond Committee on July 26, 2006.

TIMING:

Board action is requested on July 26, 2006 to prepare for the distribution of materials to the public.

BACKGROUND:

January 25, 2006 - The Park Authority requested a 2006 Bond to support land acquisition, synthetic turf fields and trails in a memo to the Chairman of the Board of Supervisors. Total bond funding requested was \$28,000,000.

May 1, 2006 - The Board of Supervisors approved the Fiscal Year 2007 County Budget and Chairman Connolly requested a 2006 Park Authority Bond.

May 10, 2006 - The Park Authority Board concurred with the recommended allocation of Bond funds in the amounts of \$10,000,000; \$10,000,000 and \$5,000,000 for the use of land acquisition, synthetic turf fields and trails, respectively.

June 5, 2006 - The Board of Supervisors approved \$25,000,000 for a fall 2006 Park Authority Bond.

Board Agenda Item
July 26, 2006

July 26, 2006 - The Funding Policy and Bond Committee approved the allocation of Bond funds in the amounts of \$10,000,000; \$10,000,000 and \$5,000,000 for the use of acquisition, synthetic turf fields and trails, respectively.

The Committee also approved:

1. Criteria for determining the land acquisition program target sites. These are:
 - Areas of high deficiency
 - Lands adjacent to existing parks that will expand recreational opportunities
 - Lands to protect significant natural and cultural resources
 2. Criteria to identify fields that would be priority candidates for conversion to synthetic turf. The fields to be selected would be those that most closely meet the program criteria. The approved criteria are:
 - Existing rectangular fields**
 - Minimum playing surface size of 370' x 190'
 - Currently lighted, or master plan approval for lighting exists
 - Conversion would require minimal site work and/or amenity improvements
 - Can be permitted by Department of Public Works and Environmental Services through a minor site plan or rough grading permit (RGP)
 - Geographically distributed throughout the County
 - Reduce rectangular field deficiencies identified in the 2004 Park Authority Needs Assessment
- ** Any construction of synthetic turf fields on property owned by Fairfax County Public Schools will require a long-term agreement that addresses the construction, community use, maintenance, and eventual replacement of the field.
3. The top 10 staff recommended trail projects as presented to the Committee.

FISCAL IMPACT:
None

Board Agenda Item
July 26, 2006

ENCLOSED DOCUMENTS:

- Attachment 1: 2006 Park Authority Bond
- Attachment 2: Synthetic Turf Field Initiative
- Attachment 3: Special Projects Branch Trail Projects
- Attachment 4: Activities and Opportunities to Support the Board
- Attachment 5: Public Information Meeting on the 2006 Park Bond

STAFF:

Michael A. Kane, Director
Timothy K. White, Chief Operating Officer

This page was intentionally left blank.

2006 Park Authority Bond

History

January 25, 2006 - The Park Authority requested a 2006 Bond to support land acquisition, synthetic turf fields and trails in a memo to the Chairman of the Board of Supervisors. Total bond funding requested was \$28,000,000.

May 1, 2006 - The Board of Supervisors approved the Fiscal Year 2007 County Budget and Chairman Connolly requested a 2006 Park Authority Bond.

May 10, 2006 - The Park Authority Board concurred with the recommended allocation of Bond funds in the amounts of \$10,000,000; \$10,000,000 and \$5,000,000 for the use of acquisition, synthetic turf fields and trails, respectively.

June 5, 2006 - The Board of Supervisors approved \$25,000,000 for a fall 2006 Park Authority Bond

Bond Program Categories

The Bond will be divided into three program categories, as follows:

Land Acquisition - \$10,000,000 has been designated to be used to support the Park Authority's acquisition program. A near term goal of 10% ownership of County land by the Park Authority has been established. This is only a portion of the acquisition needs identified in the 2004 Park Authority Needs Assessment to meet the projected need. Current FCPA ownership is 9.4% of total land base in the county. The acquisition program targets sites that meet established criteria such as areas of high deficiency, land adjacent to existing parks that will expand recreation opportunities, and lands to protect significant natural and cultural resources. Key to the success of the acquisition program is securing land that can support the preservation and facility development goals from the Needs Assessment. Availability of developable land that supports these goals remains a challenge while land that supports the preservation goals is somewhat more available. A confidential list of target properties has already been established, prioritized and approved by the Park Authority, which will help to achieve the goal of 10% ownership.

Synthetic Turf Fields - \$10,000,000 has been designated to be used to support the Park Authority's synthetic turf program. This program category is specifically for the replacement of existing grass rectangular athletic fields with a synthetic turf surface. Converting a rectangular field to an artificial surface increases its playing capacity by a factor of 1.6. The goal is to convert up to 12 fields distributed throughout the county that best meet the program criteria. This program is designed to be completed in 36 months.

- Park Authority staff has been working with stakeholders such as the Department of Community and Recreation Services, the Athletic Council, Board members and the Department of Public Works and Environmental Services to develop a

process by which we can complete these projects within a reasonable cost and timeframe.

- Program criteria have been developed to identify fields that would be priority candidates for conversion to synthetic turf. The fields ultimately selected would be those that most closely meet the program criteria. The program criteria are:
 - Existing rectangular fields**
 - Minimum playing surface size of 370' x 190'
 - Currently lighted or have master plan approval for lighting exists
 - Conversion would require minimal site work and/or amenity improvements
 - Can be permitted by DPW&ES through a minor site plan or rough grading permit (RGP)
 - Geographically distributed throughout the County
 - Reduce rectangular field deficiencies identified in the 2004 Park Authority Needs Assessment

**(Any construction of synthetic turf fields on property owned by Fairfax County Public Schools will require a long-term agreement that addresses the construction, community use, maintenance and eventual replacement of the field.)

Two lists of candidate fields for conversion to synthetic turf have been developed. **Attachment 1** identifies potential fields that could be converted to synthetic turf utilizing 2006 Bond funds. **Attachment 2** identifies a more comprehensive programmatic approach to synthetic turf field development and lists fields that could be converted utilizing a variety of existing and future funding sources.

Trails – \$5,000,000 has been designated in this category to further develop a countywide comprehensive trail network. The Park Authority has endorsed a goal to add 75 miles of trails and trail connections by 2013. A comprehensive trail network has its foundation in the Cross County Trail. This program would develop Phase II of the CCT. Expansion of the trail network, trail connections and stream crossings will provide access to a highly used recreation facility that enhances citizen's quality of life and health. Some projects that would use this funding have already been designed and permitted. There is an existing list of suitable trail projects appropriate for the use of additional trail funding. A description of the recommended trail projects appears in **Attachment 3**.

Schedule

In preparation of the November 7, 2006 election that includes the 2006 Park Authority Bond Referendum, there will be numerous activities that will need to occur. In addition, there will be several events providing opportunities to publicly announce/support the Bond. A preliminary schedule is presented in **Attachment 4** with a draft agenda for the September 12, 2006 Public Information Meeting as **Attachment 5**.

Synthetic Turf Field Initiative

<u>Project List / Status: Timeline</u>							
	<u>Completion (mos.)</u>	<u>Existing Lights</u>	<u>MP w/Lights</u>	<u>Fields</u>	<u>2006 Bond</u>	<u>Funding</u>	<u>Design</u>
Lewinsville	Existing	Y	Y	1	.40	2006 Bond	NA
Bryant Center	18 months	Y	Y	1	.75	2006 Bond	9/06 - \$65k
Poplar Tree	18 months	Y	Y	2	1.50	2006 Bond	9/06 - \$100k
Sandburg MS	18 months	Y	Y	1	.75	2006 Bond	9/06 - \$65k
South Run	18 months	Y	Y	2	1.50	2006 Bond	12/06 - \$65k
Franconia District	24 months	*N	Y	1	.95	2006 Bond	5/07 - \$65k
Lake Fairfax	24 months	* N	Y	2	1.90	2006 Bond	8/07 - \$100k
Hutchison ES	36 months	N	Y	2	.75	2004/2006 Bond	NA
Bailey ESI	36 months	**N	N	1	.95	2006 Bond	9/08 - \$65k
Total				***13	9.45	2006 Bond	

* Lighting installations must be completed by 1/08

** Lighting installations must be completed by 3/09

*** 13 = 12 new conversion fields + Lewinsville # 2

Synthetic Turf Field Initiative

Project List / Status: Timeline

	<u>Completion (mos.)</u>	<u>Existing Lights</u>	<u>MP w/Lights</u>	<u>Fields</u>	<u>2006 Bond</u>	<u>Funding</u>	<u>Design</u>
Ellanor C. Lawrence	Existing	Y	Y	1	---	2004 Bond	NA
Lewinsville	Existing	Y	Y	1	.40	2006 Bond	NA
Waters Field	Existing	Y	Y	1	---	2007 Matching	NA
	Existing			3			
Mason	3/07	Y	Y	1	---	2007 Matching	NA
Wakefield	3/07	Y	Y	1	---	2007 Matching	NA
• Bond Pass 11/06				5			
Bryant Center	18 months	Y	Y	1	.75	2006 Bond	9/06 - \$65k
Poplar Tree	18 months	Y	Y	2	1.50	2006 Bond	9/06 - \$100k
Sandburg MS	18 months	Y	Y	1	.75	2006 Bond	9/06 - \$65k
South Run	18 months	Y	Y	2	1.50	2006 Bond	12/06 - \$65k
	18 months			11			
Franconia District	24 months	* N	Y	1	.95	2006 Bond	5/07 - \$65k
Lake Fairfax	24 months	* N	Y	2	1.90	2006 Bond	8/07 - \$100k
Luther Jackson MS	24 months	* N	N	1	(.9)	Merrifield Proffers	11/07 - \$65k
	24 months			15			
Hutchison ES	36 months	N	Y	2	.75	2004/2006 Bond	NA
Patriot Park	36 months	-	Y	1 (3)*	---	2004 Bond	NA
Bailey ESI	36 months	**N	N	1	.95	2006 Bond	9/08 - \$65k
Matching Project TBD	36 months	-	-	2	(2.0)	2008 Matching	9/08 - \$65k
				21			
Laurel Hill	36 months			15	---	Public/Private Partnership	NA
Total	36 months			36	9.45	2006 Bond	

* Lighting installations must be completed by 1/08

** Lighting installations must be completed by 3/09

Special Projects Branch Trail Projects
July 20, 2006
 Projects listed in staff recommended priority order

#	Name	District	Description	\$ Project Estimate	\$ Available	\$ Proposed 2006 Bond	Comments	Status	Recommendation
1	Accotink SV	L/Brad	11,100' of asphalt trail, 3 bridges, each 100'.	\$3,412,000	\$1,800,000 (VDOT Grant Money)	\$1,612,000	Lake Accotink Dam to Hunter Valley Drive (Old Keene Mill)	Ready for bid / construction phase. Project has no existing funding but has approved VDOT reimbursable grants of up to \$1.8 million in 80% with 20% match from FCPA.	Start construction this fall - funding the entire project.
2	Danbury Forest	Brad	400' asphalt trail and 40' bridge	\$400,000	\$176,000	\$224,000	Danbury Forest to Lake Accotink Park	Ready for bid, Funding inadequate	Retain remaining funding. Add supplemental funding, bid and build entire project.
3	Pimmit Run - Phase I	Drane	2,600' natural surface trail and 4 fair-weather crossings	\$130,000	\$343,000	\$0	Old Dominion Drive to Pimmit Bend Park	Scope and preliminary engineering phase: Need land acq, base map, survey and engineering study. Modify user behavior. Recent meetings with stakeholders. Have schedule for activities	Retain existing funding. Continue with recently planned activities. Land acquisition and feasibility study / preliminary design concurrent.

#	Name	District	Description	\$ Project Estimate	\$ Available	\$ Proposed 2006 Bond	Comments	Status	Recommendation
4	Phase 2 CCT -I	All	Trail upgrades, signage, maps	\$100,000	\$ 0	\$300,000	For improvements / ease of use of the existing facility	Scope phase	Proceed with cross agency team to scope next steps..
5	Holmes Run	Mason	7,200' of asphalt trail, 5 fair-weather crossings	\$2,243,000	\$842,724	\$1,400,276	Columbia Pike at Lake Barcroft to Glen Hills Park	Design / permitting phase nearly complete. Land acquisition just completed -Funding inadequate	Fund this project in entirety.
6	Pimmit Run - Phase II	Drane	2,600' mile natural surface trail and 4 fair-weather crossings	\$260,000	\$213,000	\$47,000	Old Dominion Drive to Pimmit Bend Park	Design and Permitting Phase: Detailed design for 4 stream crossings. Construction access easements needed.	Supplement funding for detailed design and permitting
7	Phase 2 CCT - 2	MV	1,200' trail, 10' asphalt, 4' gravel	\$200,000	\$0	\$200,000	Greenway - Design and build Occoquan Park to Lorton Arts Center	Scope phase - Coordinate with Lorton Arts Center and landfill.	Proceed with project
8	Cub Run I	Sully	1000' trail and 60' bridge	\$790,000	\$696,000	\$94,000	Pleasant Valley to Cub Run Rec Center	Ready for scope phase.	Retain remaining funding, design select portion of projects for future construction, build I and II
9	Cub Run II	Sully	1,200' trail and 50' bridge	\$756,000	\$0	\$756,000	Westfields High School to Schneider's Branch	Ready for scope phase.	

#	Name	Dis- trict	Description	\$ Project Estimate	\$ Available	\$ Proposed 2006 Bond	Comments	Status	Recommendation
10	Pohick SV*	MV	400' trail and 2 fair- weather crossings	\$725,000	\$20,000 (developer proffers)	\$705,000	Re-route extremely steep section of trail on power line easement to other side of stream.	Ready for scope phase. This section is part of the CCT	
2006 BOND TRAIL PROJECT FUNDING					TOTAL	\$5,338,276			
#	Name	Dis- trict	Description	\$ Project Estimate	\$ Available	Future Funding	Comments	Status	Recommendation
11	Grouped Projects I	varies	Old Dominion to Greenway Heights, 220' trail; Bull Neck SV, 200' trail; Pohick Estates, 200' trail	\$62,000	\$62,000	\$0	Group small projects together for price leverage. No permitting needed.	Small to moderate projects - appropriate for PA forces if avail.	Complete these projects.
12	Riverbend*	Drane	60' bridge or bridge/ fair-weather crossing combination	\$600,000	\$30,000 (NPS Grant)	\$570,000	Feasibility study to identify needs for future cost and construction	Preliminary engineering study proposal requested to be funded by NPS grant.	
13	Cub Run III	Sully	700' trail and 60' bridge	\$1,250,000	\$0	\$1,250,000	Elklick to Cub Run SV trail (Virginia Run to Sully Station)	Ready for scope phase. Expect significant citizen opposition.	

#	Name	Dis- trict	Description	\$ Project Estimate	\$ Available	Future Funding	Comments	Status	Recommendation
14	Grouped Projects II	Sully / Drane	E C Lawrence Park - 1000' trail; Sugarland Run SV (Offuts), 400' trail and stream crossing	\$286,000	\$186,000	\$100,000	Rocky Run Trail to Benton Pond Dr. in ECLawrence Park; Connect stream valley trail to Fairfax County Parkway	Modestly under-funded, demand low, avail staff time doubtful, citizen resistance expected on both projects.	
15	Pimmit Run - Phase III	Drane	0.5 mile natural surface trail and 4 fair-weather crossings	\$910,000	\$0	\$910,000	Old Dominion Drive to Pimmit Bend Park	Construction phase:	Fund construction phase after design completed.
17	Frog Branch SV*	Sully	200' trail and bridge	\$120,000	\$0	\$120,000			
18	Phase 2 CCT -3	MV	3000' trail, 10' asphalt, 4' gravel	\$475,000	\$0	\$475,000	Greenway - Design and build. Lorton Arts Center to the barrel bridge	Coordinate with Lorton Arts Center / relocated Lorton Rd.	
	*Not in 2004 Bond								

Activities and Opportunities to Support The Bond
(Preliminary Listing)

July 28, 2006	Groundbreaking at Wakefield 9 a.m. and Mason 10:30 a.m.
First week in Sept	Organizational meeting of the Green Team
September 7, 2006	BOS Citizen Bond Committee Meeting
September 9, 2006	Picnic at Lake Fairfax at 4 p.m.
September 12, 2006	Public Information Meeting on the Park Referendum 7 p.m. Room 4/5 Government Center
TBD	Opening of Clemyjontri (September)
TBD	Opening of Laurel Hill Golf Club (October)

AGENDA

Public Information Meeting on the 2006 Park Bond

September 12, 2006

Introductions: Judy Pedersen, Public Information Officer

Welcoming Remarks: George Lovelace,
Chairman, Bond Committee

Staff Overview of Bond: Sandra Stallman
Manager, Park Planning Branch

Public Comment:

Closing Remarks: Sally Ormsby
Chairman, The Green Team

Adjournment